



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**March 1, 2006**

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**SUBJECT:**           **2006-0089 – Tom Powell** [Applicant] **GTE Mobilnet of CA LP** [Owner]: Application on a 4.58-acre site located at 411 N Pastoria Avenue (near W Maude Ave) in an M-S (Industrial & Service) Zoning District (APN: 165-30-015 & 016):

Motion               Use Permit to allow the construction of a 10-foot tall perimeter fence and to have over 5% of the total lot area for incidental and accessory unenclosed storage.

**REPORT IN BRIEF**

**Existing Site Conditions**           Two vacant lots

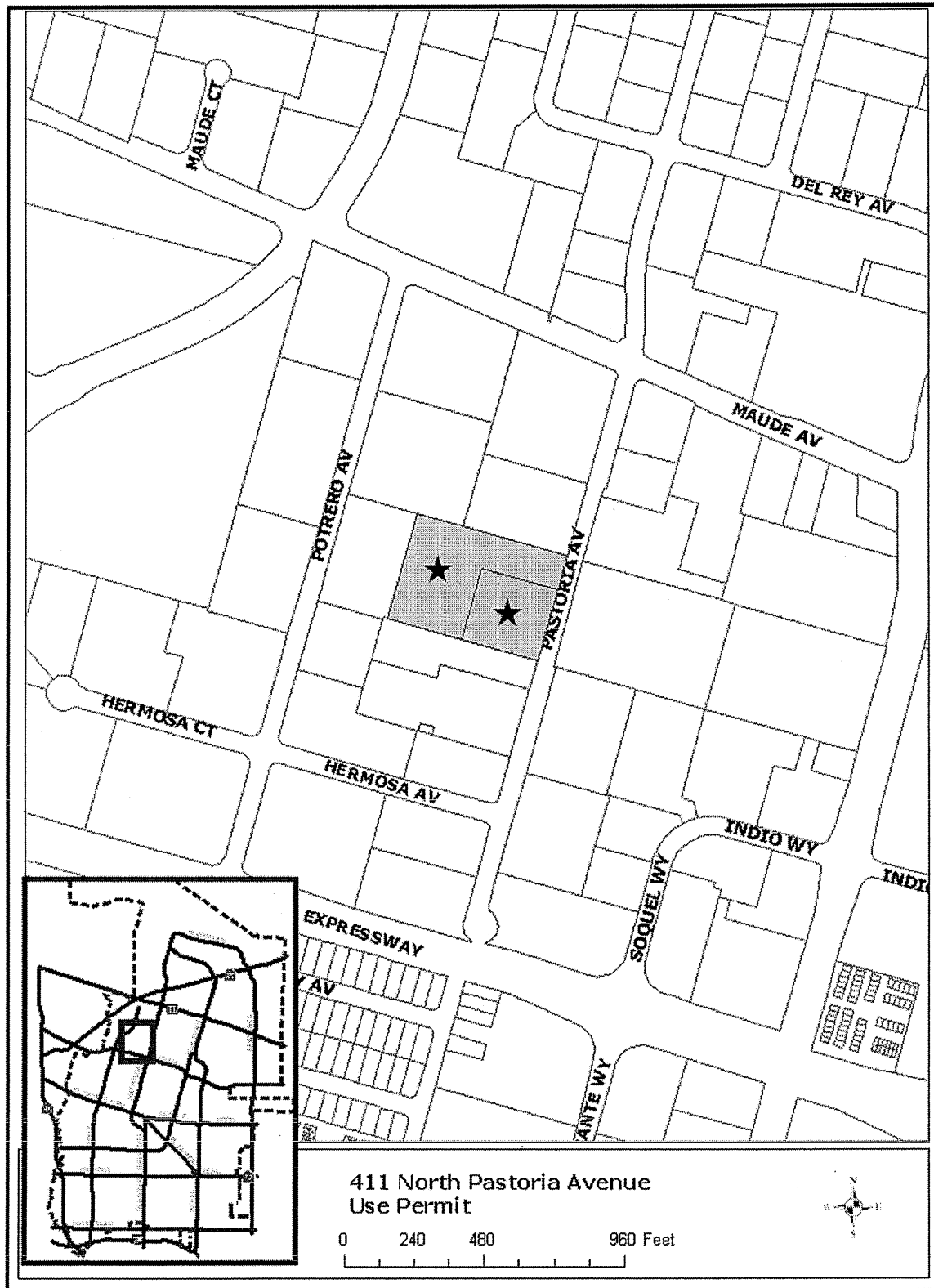
**Surrounding Land Uses**

North	Industrial uses
South	Industrial uses
East	Industrial uses
West	Industrial uses

**Issues**                               Height of wall, large expanse of open paved area

**Environmental Status**           A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Industrial
<b>Zoning District</b>	M-S	Same	M-S
<b>Lot Size (s.f.)</b>	4.58 acres	Same	22,500 s.f. min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	None	50,135 s.f.	39,900 s.f. min.
<b>Frontage Width (ft.)</b>	None	18 ft.	15 ft. min.
<b>% Based on Parking Lot</b>	None	22%	20% minimum
<b>Parking Lot Area Shading (%)</b>	None	50%	50% min. in 15 years

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**ANALYSIS****Description of Proposed Project**

The applicant is proposing to install a 10-foot tall side and rear perimeter wall, and to have over 5% of total lot area for unenclosed incidental and accessory storage. The wall will also be used as part of a secured area at the sides and rear of the building. Entry gates will be installed at the sides of the building to restrict public access to the rear area. The rear of the property will be used to store portable telecommunication equipment and to accommodate large vehicle movements at the rear of the site.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2005-1216	Miscellaneous Plan Permit for a new industrial building	Approved with conditions	1/26/06
1981-0463	Use Permit for an outdoor lunch patio	Approved	3/25/81

File Number	Brief Description	Hearing/Decision	Date
1981-0318	Use Permit for unenclosed uses	Approved	12/16/81

### **Environmental Review**

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions include new construction of small structures such as a single-family residence, small commercial building, accessory structure (including fences and walls) within urbanized areas.

### **Use Permit**

**Site Layout:** Development of the site has not been completed, however, the approved plans show an industrial (telecommunication data center) building towards the front of the property, with parking at the front and rear of the site. Landscaping will be around the perimeter of the property. The 10-foot tall wall will enclose the rear and side portions of the site and will extend from the sides of the building and wrap around the side and rear perimeter of the property. At the rear of the building, will be located an equipment enclosure. The remainder of the rear portion of the property will be kept clear to accommodate large truck movements and to store portable equipment trailers that the company may often use.

Industrial Design Guidelines	Comments
<i>B1: Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes.</i>	The site layout of the project includes a 10-foot tall perimeter wall that will screen the rear of the site, screening activities at the rear of the site.

**Architecture (wall):** The applicant is proposing a 10-foot tall split-face concrete masonry unit wall extending from the sides of the front of the building, extending around the side and rear perimeter. The wall includes a column/post every 14' 8" to help break up the horizontal appearance of the wall. The appearance of height is reduced through the use of differing textures (smooth and textured) and colors (off-white and terra cotta) on the wall face.

The following Guidelines were considered in the analysis of the project architecture.

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>A5: Walls and fences shall be integrated into landscape design.</i>	The wall at the front of the property is screened and softened through the use of landscaping and setback over 100 feet from the street.
<i>E2: All fences shall be made of durable and weather resistant materials</i>	The applicant is proposing that the wall be constructed using split-face split face block construction.

**Landscaping:** The project incorporates landscaping throughout the site. The front of the property includes preserving mature trees as well as integrating new vegetation throughout the front portion of the site. No existing mature trees are proposed to be removed as part of the project development. The perimeter of the property (sides and rear) are landscaped with a 10 to 15 foot wide landscape area planted with trees and groundcover. The new 10-foot tall wall will be at the property line with the landscape area within the walled off area.

**Parking/Circulation:** The property includes a parking area at the front of the property. There is also a smaller covered parking area at the rear of the site. The main circulation pattern includes driveways around the property (mainly for truck access). The rear area of the property is proposed to have restricted access through gates at the sides of the building. To access an enclosed equipment area at the rear of the building. The remainder of the rear area will be paved and kept clear to accommodate large vehicle movements and to periodically store large equipment trailers that are often used during telecommunication outage emergencies. Because the business will incorporate large trucks and trailers, a large open area will be needed to allow truck movements.

The following Guidelines were considered in analysis of the project parking and circulation.

<b>Industrial Design Guidelines</b>	<b>Comments</b>
<i>A7: Whenever security gates are provided sufficient parking should be provided outside of the gate area for visitors.</i>	The property includes the majority of the parking spaces at the front of the property outside the restricted area.

**Compliance with Development Standards/Guidelines:** The proposed project complies with development standards. Both the 10-foot tall wall and the unenclosed accessory storage area exceeding 5% are allowed through the approval of a use permit.

**Expected Impact on the Surroundings:** The project is not expected to have any impact on the neighborhood. The site is located within an existing industrial area and the wall will not block any views and will help to screen activities at the rear of the site. It is common for industrial areas to have large unenclosed equipment areas to accommodate the industrial activities that occur on the site.

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### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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### **Public Contact**

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Staff received a letter from a neighboring land owner in regards to the proposed project and mentioned concerns with the large size of the wall and its impact on the surrounding area. Staff explored setting the wall back and using landscaping to soften wall, however, this may create an undesirable area if the neighboring properties ever decide to also put up a wall on their property, as it will create a tunnel or alley between the two walls. The proposed wall will include have a smooth and textured finish and vertical pilasters to soften the appearance of the wall.

<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 14 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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### **Conclusion**

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**Discussion:** The applicant proposes a 10-foot tall wall to screen and secure the rear area which contains vehicle movement and telecommunication equipment. The amount of open area exceeds 5% for unenclosed accessory storage area. The site is located within an existing industrial area. It is not uncommon for industrial sites to have large open areas to accommodate large vehicle movement and equipment storage. The 10-foot tall wall will help to screen unattractive activities that may occur on-site.

**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Use Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

### **Alternatives**

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1. Approve the Use Permit with attached conditions.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

### **Recommendation**

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Alternative 1.

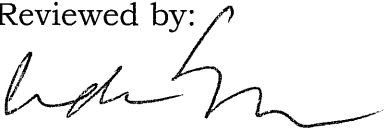
Staff is recommending approval of the project because the 10-foot tall wall will help to screen the industrial activities that will be occurring at the rear of the site. The 10-foot tall wall is using high quality materials and incorporates features to help break up the horizontal and vertical appearance. The large unenclosed area will be used by the industrial business to accommodate large truck and trailer movements that will occur to service the site and related to the business operations.

Prepared by:



Troy Fujimoto  
Project Planner

Reviewed by:



Andrew Miner  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Public





## **Recommended Findings - Use Permit**

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Goals and Policies that relate to this project are:

### **Land Use and Transportation Element**

*Policy C4.1: Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.*

*Action Statement N1.8.1: Require high quality site, landscaping, and building design for higher intensity industrial development.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project encourages the success of new industrial use within the City, while insuring that the use will not have a negative impact on the neighborhood by having an attractive, high-quality material wall screen the industrial uses at the rear of the site.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because the use is an industrial use within an existing industrial area and will incorporate a restricted access area and a wall to screen activities on the site.



**Recommended Conditions of Approval - Use Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building Permit for this project. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.
- D. The Use Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Use Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. No existing trees to be removed as part of the installation of the new wall.
- G. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Administrative Hearing Officer or Planning Commission.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior wall materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.

**4. PARKING**

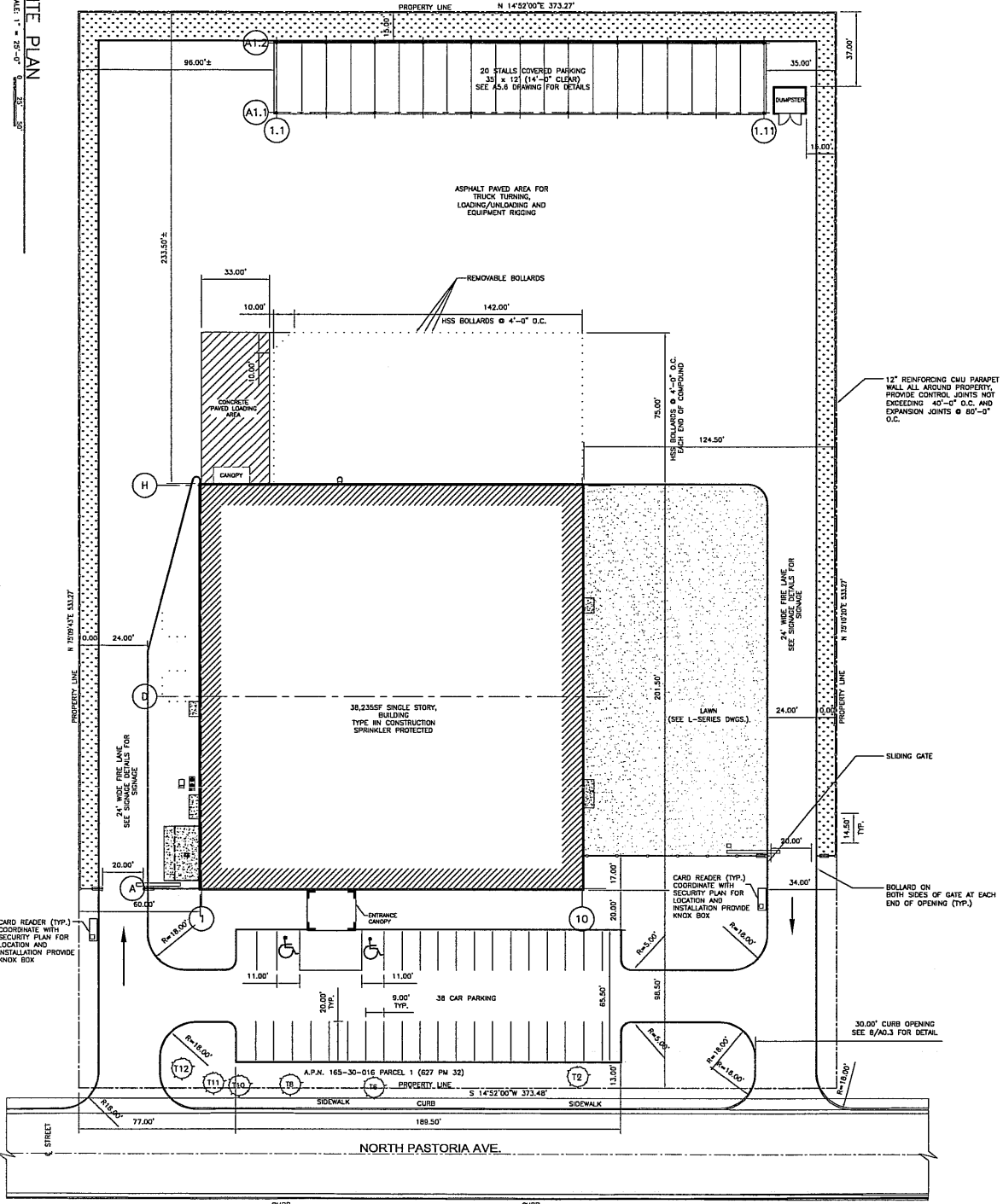
- A. No additional parking spaces shall be included on the site plan (in the rear and side yard areas) without complying with the 50% tree shading requirement.

**5. STORAGE**

- A. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within an approved enclosed area. Any stacked or stored items shall not exceed the height of the enclosure/wall.
- B. All exterior trash shall be confined to approved receptacles and enclosures.

SITE PLAN

SCALE: 1" = 25'-0"



DO NOT SCALE. DIMENSIONS SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

Verizon Wireless

MORRISON  
HERSFIELD  
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Project:  
VERIZON WIRELESS  
SUNNYVALE MSC  
471 N. PASTORIA AVENUE  
SUNNYVALE, CALIFORNIA 94085

Drawing Title:  
SITE PLAN

Scale: Project No.  
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Designer: HW Date: 01/23/06  
Drawn By: Checked By:  
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Verizon Wireless.dwg  
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ATTACHMENT  
Page 2

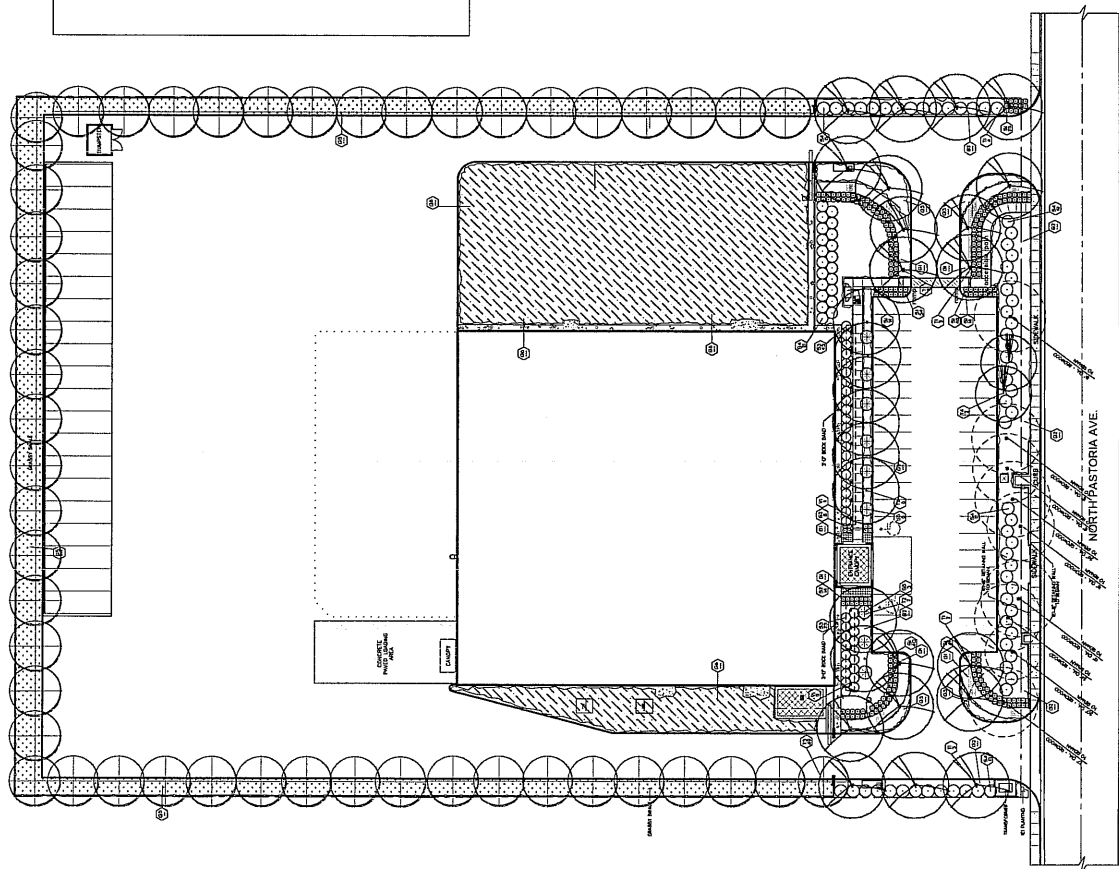
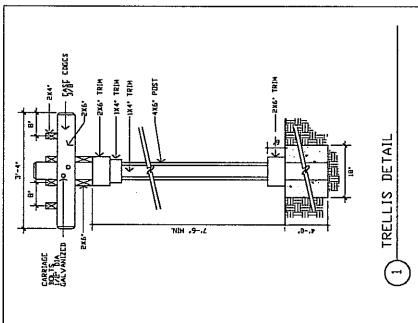
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# PLANT NOTES:

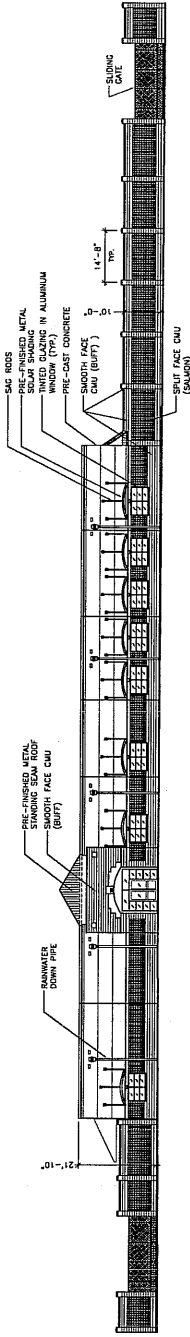
1. THE CONTRACTOR SHALL DETERMINE PLANT QUANTITIES FROM THE PLANTING PLAN QUANTITIES SHOWN IN THE LEGEND ARE FOR INFORMATION USE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHADY AREAS AS NOTED! USE TRIANGULAR SPACING.
4. (Symbol) INDICATES PLANT KEY
5. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
6. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
7. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (7% MIN).
9. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
10. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/4" TOLERANCE. LANDSCAPE CONTRACTOR IS TO PREPARE ALL LANDSCAPE AREAS.
11. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
12. THE LANDSCAPE ARCHITECT, ANY DAMAGE TO UTILITIES, STRUCTURES OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR TO THE OWNER, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. THE WORKS IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH OTHER CONSTRUCTION WORK. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONSTRUCTION WORK.
14. REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
15. (Symbol) EXISTING TREE TO REMAIN

LANDSCAPE AREA:  
LANDSCAPE AREAS TOTAL 20% OF THE SITE

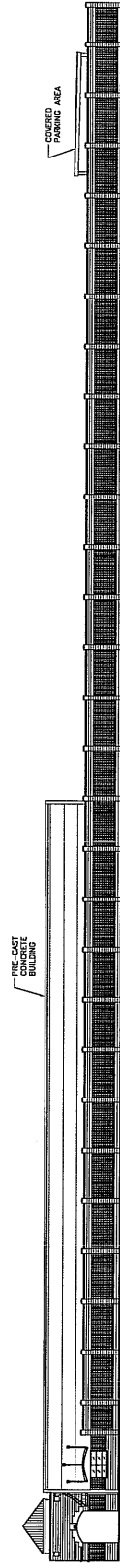
PARKING LOT TREE SHADING:  
LANDSCAPE DESIGNED TO PROVIDE 50%  
PARKING SHADING WITHIN 15 YEARS.



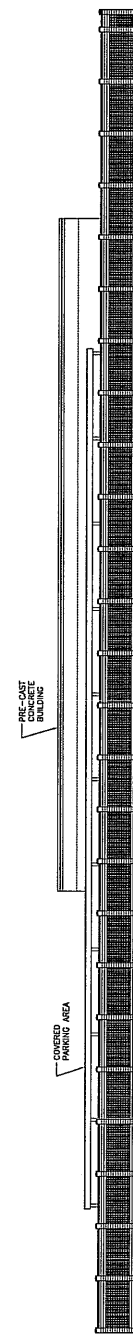
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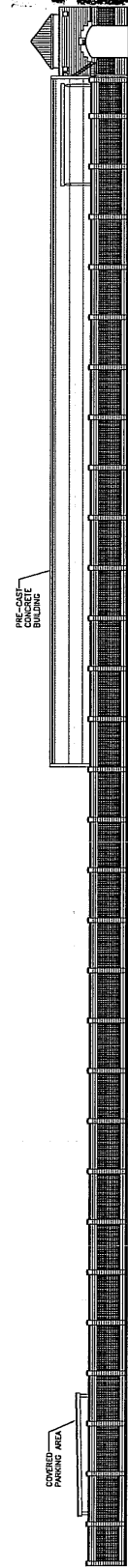
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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**VERIZON WIRELESS**  
**SUNNYVALE MSC**  
411 N. PASTORIA AVENUE  
SUNNYVALE, CALIFORNIA 94085

Drawing Title:

**ELEVATIONS**

Project No.	6053070.00
Drawn By	HW
Date	07/25/06
Checked By	DP
Project File	6053070.dwg

Drawing No.

**A1.2**

**ATTACHMENT**  
Page 3 of 3





ATTACHMENT DPage 1 of 1

**From:** "Dick Peery"  
**To:** <tfujimoto@ci.sunnyvale.ca.us>  
**Date:** 2/23/2006 4:58:24 PM  
**Subject:** Project at 411 PASTORIA AVE, SUNNYVALE, CALIF. FILE #2006-0089

Dear Mr Fujimoto,

I just talked with you concerning the Plans you have described pertaining to 411 Pastoria Ave in SV.

The prime frontage on Pastoria should have 25 feet of landsaping not 15' considering the all over effect of the project and big walls proposed - Maybe make the area behind the parking a little smaller and the area next to the street 10 feet more. There is plenty of land before the building and walled area to do this.

I am also concerned with the Walls being on three sides of the property with NO LANDSCAPING to mitigate the effect of the tall walls. Usually 5' would be required between the property line and the Wall to provide a buffering and mitigation.

We have build most of t he buildings in this park and I an concerned that the quality of new buildings be maintained.

PEERY ARRILLAGE

By

Richard T. Peery (Partner)